

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
S/S Putty Hill Avenue, 294 ft.	* ZONING COMMISSIONER
W of Perring Parkway	
1919 Putty Hill Avenue	* OF BALTIMORE COUNTY
9th Election District	
4th Councilmanic District	* Case No. 97-45-A
Kimberly Morsberger	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Kimberly Morsberger for that property known as 1919 Putty Hill Avenue in the Hillendale Farms subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the side yard with a 1 ft. side yard setback, in lieu of the required rear yard and 2-1/2 ft., respectively, in a D.R.5.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING
 Date 8/20/96
 By M. G. [Signature]

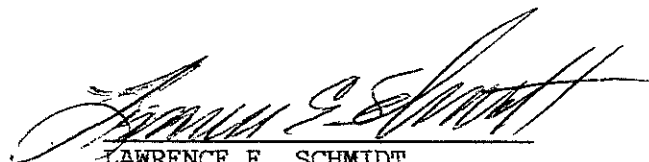
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the side yard with a 1 ft. side yard setback, in lieu of the required rear yard and 2-1/2 ft., respectively, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 29, 1996

Ms. Kimberly Morsberger
1919 Putty Hill Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 97-45-A
Property: 1919 Putty Hill Avenue

Dear Ms. Morsberger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



RECORDED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-45-A

1919 Putty Hill Ave

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (shed) to be located in the side yard with a 1 foot side setback in lieu of the required rear yard and 2 1/2 foot respectively..

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- The shed will not fit in the rear yard because of an inground pool.
 - The shed cannot be placed on the right side area because it would block the only entrance to the yard.
 - The basement has no outside exit. Storage is limited.
 - The only area is on the left side where pool pump + A/C unit is located.
- Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE

8-2-96

ESTIMATED POSTING DATE:

8/11



Printed with Soybean Ink
on Recycled Paper

ITEM #:

53

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1919 Petty Hill Ave
address
Baltimore MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- The shed will not fit in the rear yard because of an inground pool.
- The shed cannot be placed on the right side because it would block the only entrance to the rear yard.
- The basement has no outside exit. Storage space is limited.
- The area on the left side has space for the shed - it would be along the pool pump and A/C unit.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kimberly Morsberger
(signature)
Kimberly Morsberger
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of July, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KIMBERLY MORSBERGER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date July 31, 1996

Barbara A. VanDusen
NOTARY PUBLIC BARBARA A. VANDUSEN

My Commission Expires: April 1, 1999

Zoning Description for 1919 Putty Hill Road

53
97-45-A

Beginning at a point on the south side of Putty Hill Road which is 36 feet wide at the distance of 294 feet ^{west}~~east~~ of the nearest intersecting street which is Perring Parkway. Being Lot # 2 , Resubdivision of Part of Lot 101, in the subdivision of Hillendale Farms as recorded in Baltimore County Plat Book E.H.K. Jr. #48, Folio # 74, containing .16 acres. Also known as 1919 Putty Hill Road and located in the 9th Election District, 4th Councilmanic District.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 8/9/96
Posted for: Variances
Petitioner: Kimberly Mouseberger
Location of property: 1219 Pottys Hill Ave
Location of Sign: Facing, rear way of property being posted
Remarks: _____
Posted by [Signature] Date of return: 8/10/96
Number of Signs: 1



RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-45-A (Item 53)
1919 Putty Hill Avenue
S/S Putty Hill Avenue, 294' W of Perring Parkway
9th Election District - 4th Councilmanic
Legal Owner(s): Kimberly Morsberger

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 11, 1996. The closing date (August 26, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Kimberly Morsberger

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1996

Ms. Kimberly Morsberger
1919 Putty Hill Avenue
Baltimore, MD 21234

RE: Item No.: 53
Case No.: 97-45-A
Petitioner: Kimberly Morsberger

Dear Ms. Morsberger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52,
53 AND 54.

10 10

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204



Koz

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug 13, 1991

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

43

44

45

47

48

49

50

51

52

53

54

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

1 6 1991

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 8, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 47, 49, 50, 51, and 53

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Kerns

PK/JL

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

To Zoning

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 16, 1996

FROM: *Robert W. Bowling*
Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 19, 1996
Item Nos. 043, 045, 046, 047, 050,
051, and 053

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE22

RECEIVED

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

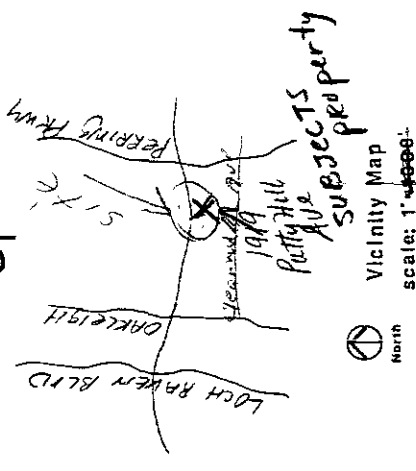
887-3317
Fax 887-5696

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1919 Putty Hill Ave
 Subdivision name: Hillendale Farms
 plat book # 74, folio # 74, lot # 2, section # Re subdivision of part of
Lot 101

OWNER: Kimberly Marsberger

97-45-A

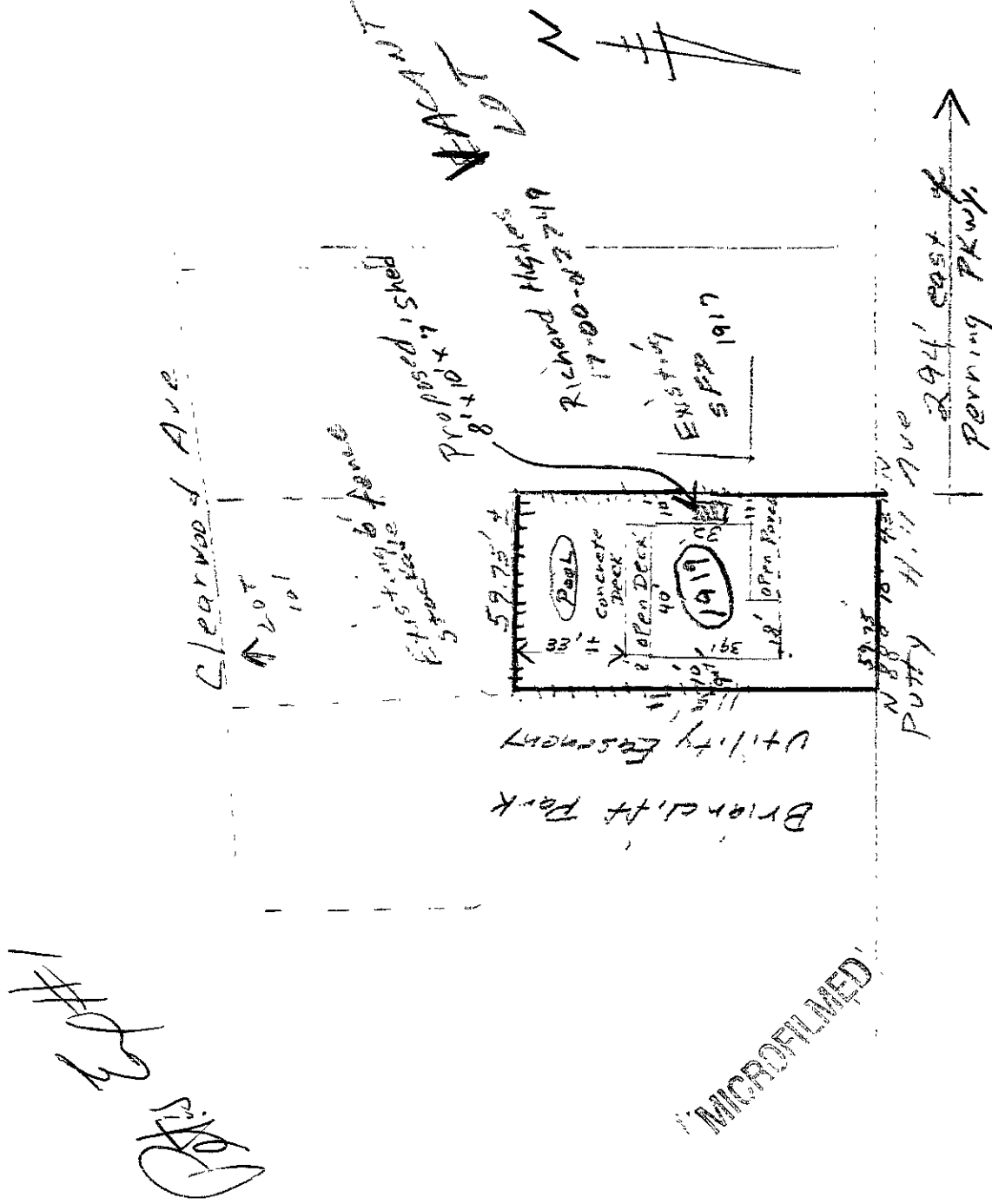


LOCATION INFORMATION

Election District: 9th
 Councilmanic District: 4th
 1"=200' scale map #: NE 9C
 Zoning: DR 5.5
 Lot size: 1/16 ACRE 6969.6
 acreage square feet

Public ☒ private ☐
 Sewer: ☒ Water: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: None

Zoning Office USE ONLY!
 reviewed by: [Signature] ITEM #: 53 CASE #:

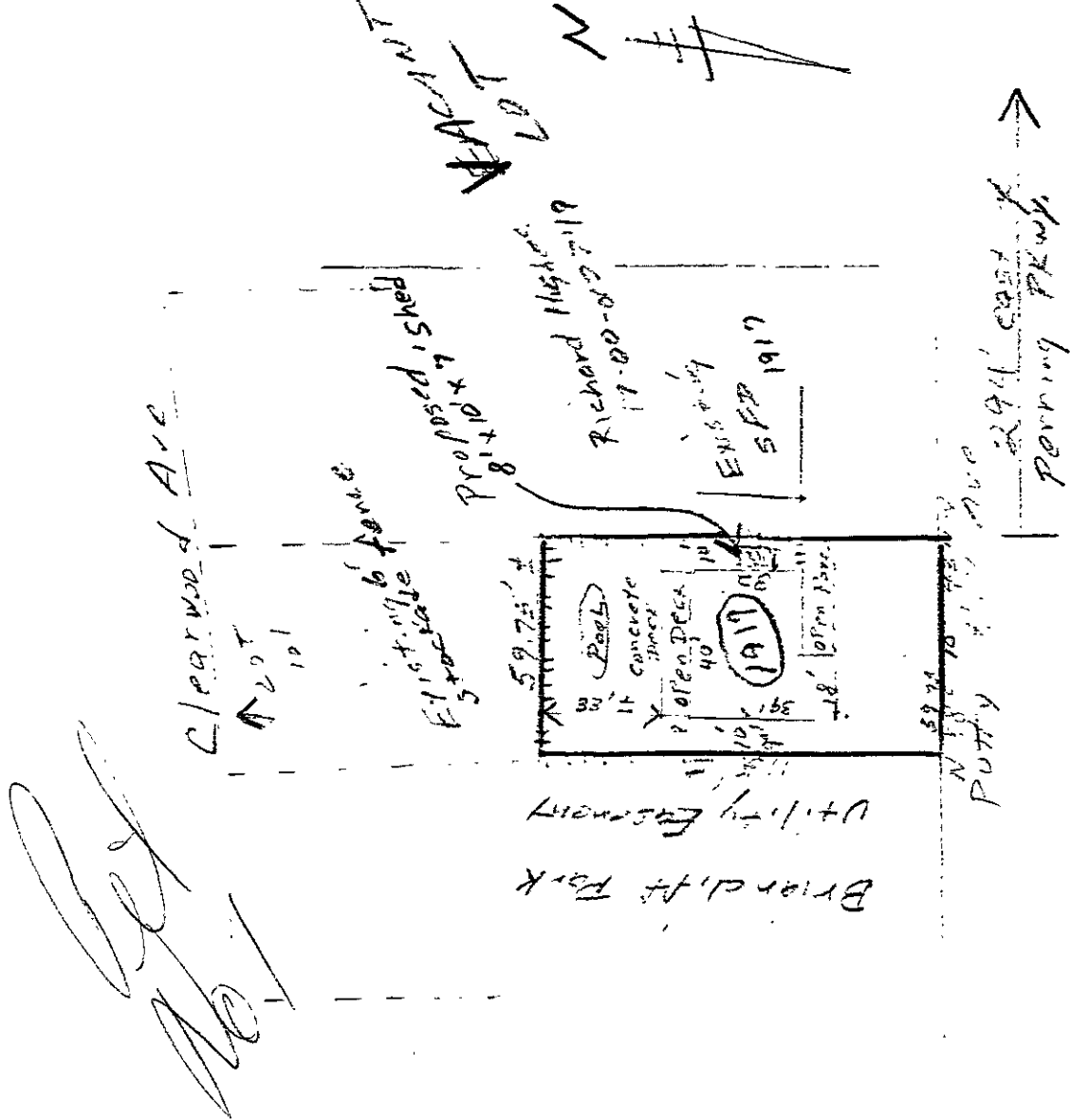
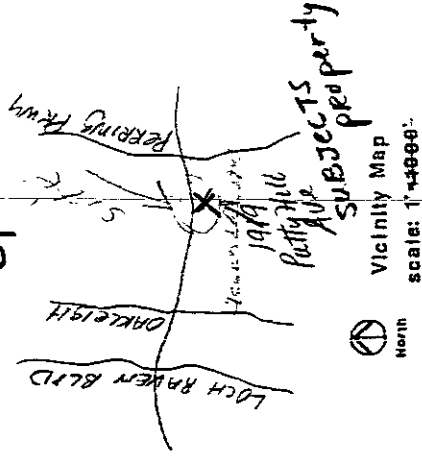


Scale: 1"=50'

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: Hillendale Farms
 Subdivision name: Hillendale Farms
 plat book # 42, folio # 74, lot # 2, section # Re subdivision of Part of
 Lot 101
 OWNER: Kimberly Moorsbeeger

97-45-A



LOCATION INFORMATION

Election District: 9th
 Councilmanic District: 4th
 1"=200' scale map#: NE 9C
 Zoning: DR 5.5
 Lot size: 16 ACRES 6969.6 square feet

public ☒ private ☐
 SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: [Signature] ITEM #: 423 CASE#:

DATE: 07/15/96
TIME: 08:30:21

APPLICATIONS DISAPPROVED OR HELD
FOR X
FROM 02/14/96 TO 07/15/96

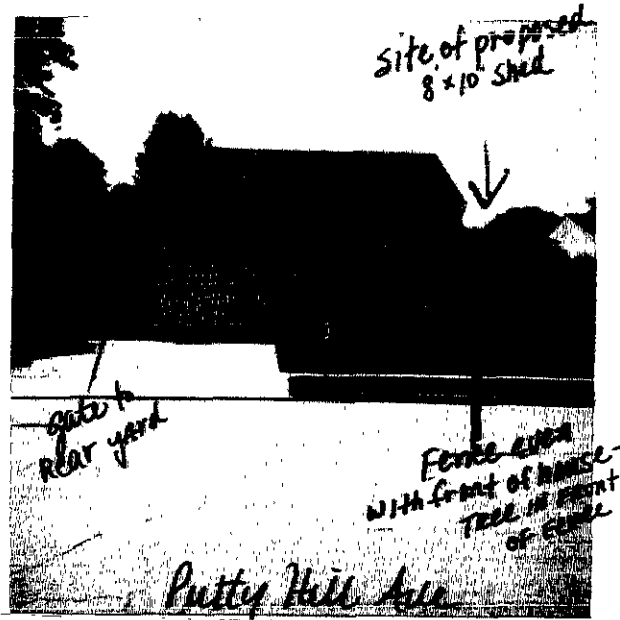
PAGE 0005

PERMIT NUMBER	DATE OF APPLIC/ISSUE	CNTL #
B259338	04/02/96	TT
B259388	03/01/96	FD-96
B259396	02/14/96	NR
B259397	02/14/96	NR
B259425	02/29/96	NR
B259496	04/17/96	C-
B259513	03/14/96	NR
B259515	02/15/96	GRC-
B259525	02/27/96	NR
B259539	02/29/96	C-
B259549	03/26/96	NR
B259555	03/14/96	NR
B259582	05/02/96	NR
B259587	02/14/96	C-
B259595	05/07/96	C-
B259609	02/27/96	MR-FP
B259624	03/01/96	SWM-
B259626	02/21/96	GRC-
B259630	02/21/96	MC
B259712	02/15/96	NR
B259740	02/26/96	NR
B259742	02/21/96	NR
B259757	02/26/96	MR-FP
B259803	03/11/96	MRFP
B259830	03/20/96	C-
B259845	02/26/96	NRFP
B259852	02/15/96	C-
B259877	05/01/96	C-
B259881	05/01/96	C-
B259882	05/01/96	C-
B259896	03/04/96	NR
B259906	03/04/96	NR
B259907	03/04/96	NR
B259908	03/04/96	NR
B259910	03/04/96	NR
B259912	03/04/96	NR
B260002	02/26/96	FD-96
B260014	02/23/96	GRC-
B260015	02/27/96	COFP
B260035	02/15/96	NR
B260070	02/14/96	C-
B260080	02/21/96	TAC-
B260082	02/21/96	RA
B260093	02/23/96	GRC-
B260115	02/23/96	NR
B260132	02/15/96	GRC-
B260133	02/26/96	NR
B260144	02/23/96	NR
B260150	02/27/96	NR
B260155	02/21/96	NR

Property: 1917 Putty Hill Road

pg 142

97-45-A



53

view from a distance showing neighboring house on only
one side

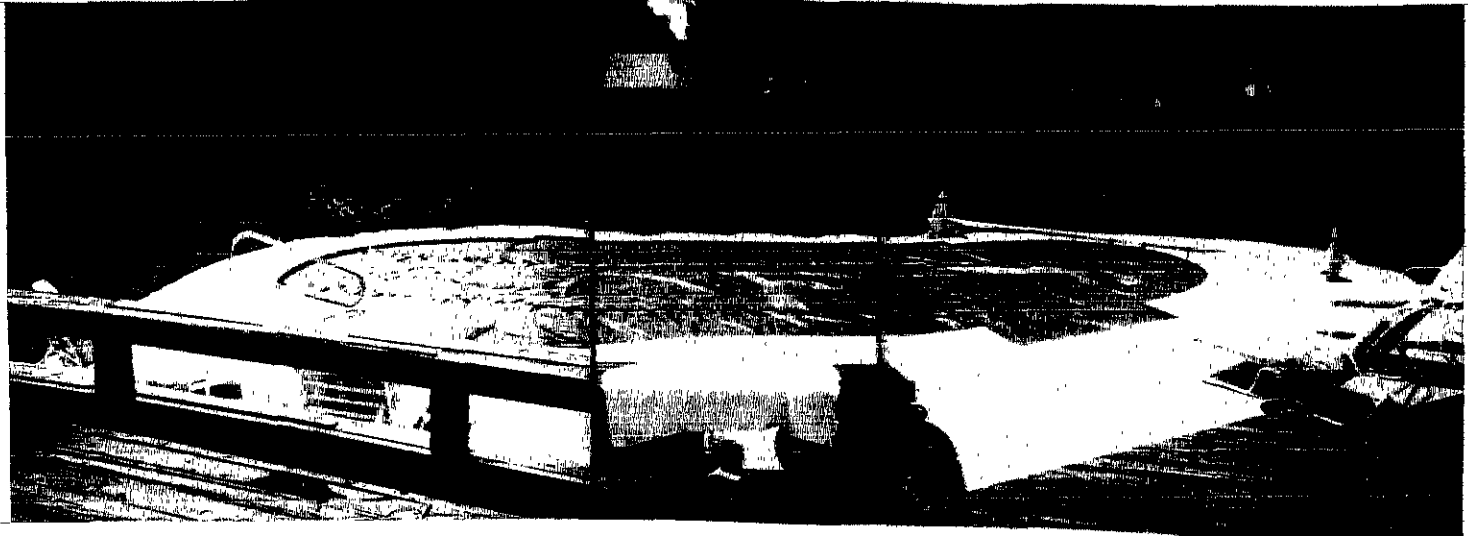
(1917 Putty Hill
Rd)



MICROFILMED

17-115-97

BACK YARD - VIEW FROM BACK DOOR



VIEW: FROM BACK OF YARD

#53

Left Side of Back Yard

Rt. side Entrance to YARD.

Putty Hill Rd

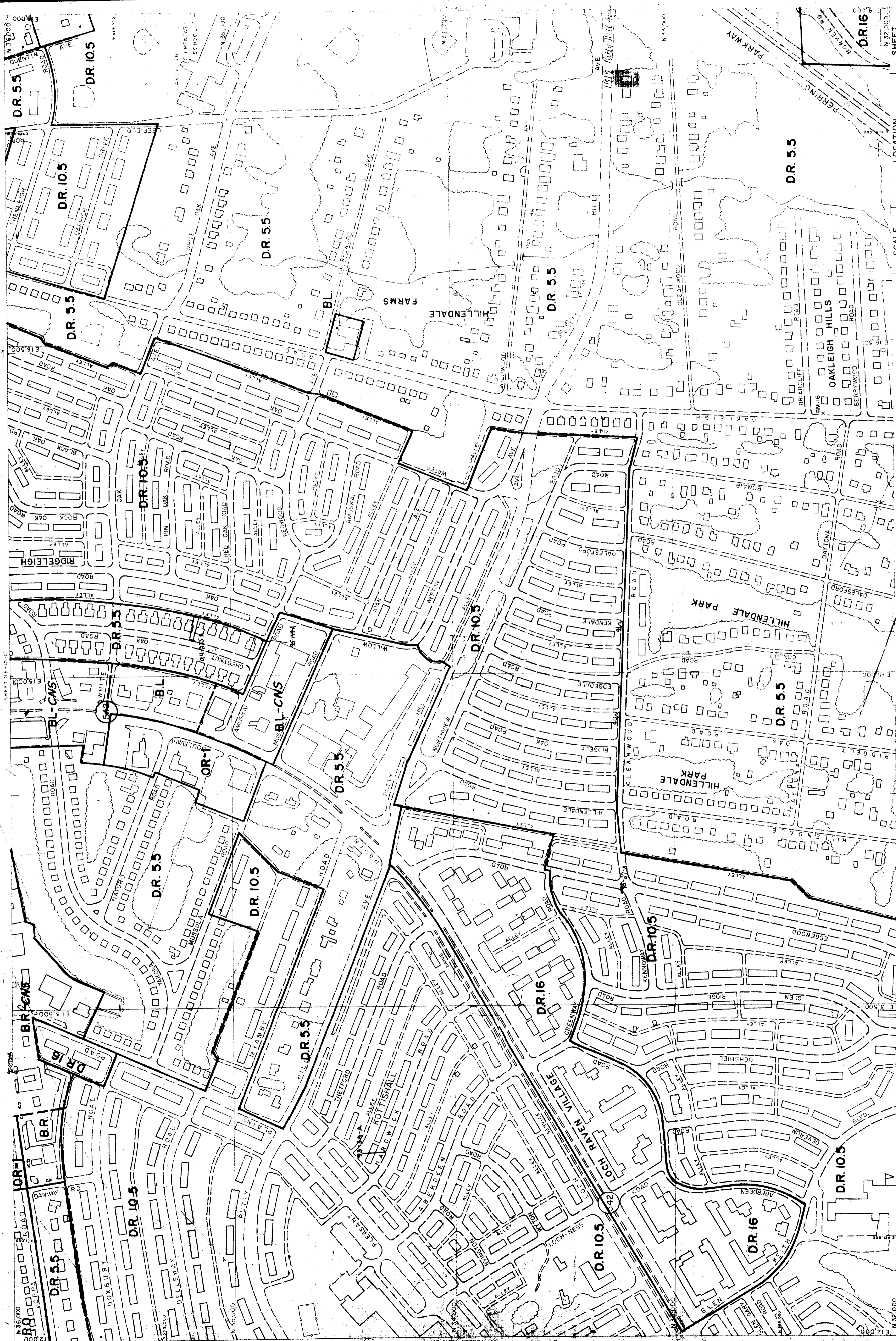


Proposed Site of 8'x10' Shed Between - pump + fence * this area is about 10'x16' and would allow plenty of room. BACK of shed to set back 5' from fence that parallels Putty Hill Rd.



Large Shrub blocks view from Putty Hill Rd

97-45-A

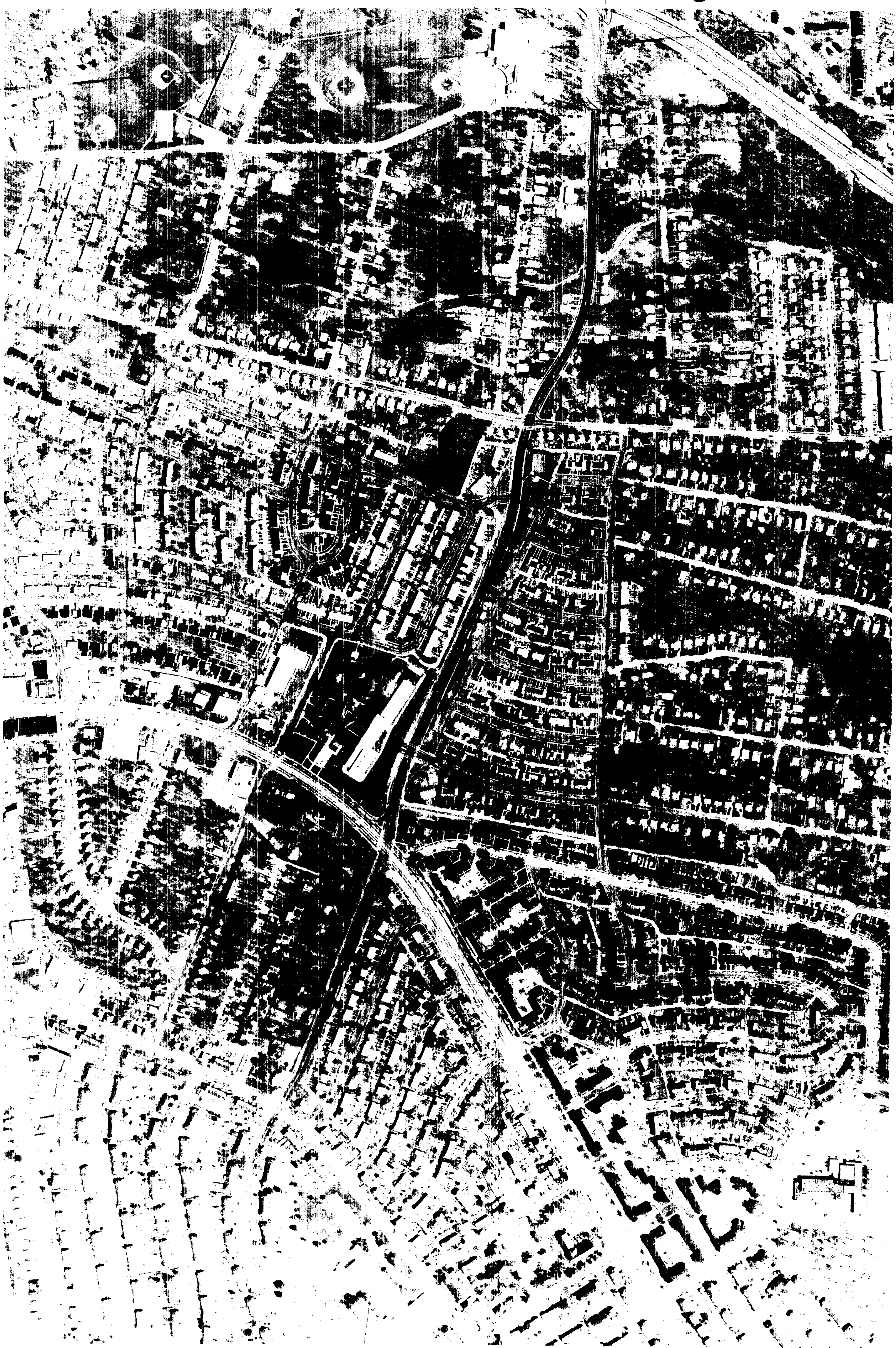


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

William A. Howard IV
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RUICHAERT-HORN, INC. BALTIMORE, MD. 21210

MICROFILMED



1919
Patty
Hill
Ave

97-45-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	SHEET	MICROFILMED
DATE OF PHOTOGRAPHY	JANUARY 1986	LOCATION	BAYNESVILLE LOCHRAVEN VILLAGE
			N.E. 9-C

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
S/S Putty Hill Avenue, 294 ft.
W of Perring Parkway
1919 Putty Hill Avenue
9th Election District
4th Councilmanic District
Kimberly Morsberger
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Kimberly Morsberger for that property known as 1919 Putty Hill Avenue in the Hillendale Farms subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the side yard with a 1 ft. side yard setback, in lieu of the required rear yard and 2-1/2 ft., respectively, in a D.R.5.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the side yard with a 1 ft. side yard setback, in lieu of the required rear yard and 2-1/2 ft., respectively, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING
Date 8/29/96
By LES

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 29, 1996

Ms. Kimberly Morsberger
1919 Putty Hill Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 97-45-A
Property: 1919 Putty Hill Avenue

Dear Ms. Morsberger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1919 Putty Hill Ave
97-45-A which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the side yard with a 1 ft. side yard setback, in lieu of the required rear yard and 2-1/2 ft. side yard setback, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- The shed will not fit in the rear yard because of an inground pool.
- The shed cannot be placed on the right side area because it would block the only entrance to the yard.
- The basement has no outside exit. Storage is limited.
- The only area is on the left side where pool pump - deck and is located.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(With this petition, please attach and affix, under the penalties of perjury, the true and correct legal owner(s) of the property which is the subject of this petition.)

Legal Owner(s)

Name of Petitioner Kimberly Morsberger

Signature Kimberly Morsberger

Type of Petitioner Owner

Address 1919 Putty Hill Ave

City Baltimore State MD Zip Code 21234

Attorney for Petitioner None

Type of Petitioner Owner

Signature Kimberly Morsberger

Name Kimberly Morsberger

Address 1919 Putty Hill Ave

City Baltimore State MD Zip Code 21234

Phone No. 410-5363

A Public Hearing has been requested and/or found to be required. If ordered by the Zoning Commissioner of Baltimore County, this case shall be heard on the date indicated below. If no public hearing is held, the case shall be decided by the Zoning Board of Appeals. If a public hearing is held, the case shall be decided by the Zoning Board of Appeals. If a public hearing is held, the case shall be decided by the Zoning Board of Appeals.

Posting Date (Date of Posting)

RECEIVED BY LES DATE 8/29/96

ESTIMATED POSTING FEE 10.00

Printed with Soybean Ink on Recycled Paper

ITEM # 53

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1919 Putty Hill Ave

Baltimore MD 21234

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- The shed will not fit in the rear yard because of an inground pool.
- The shed cannot be placed on the right side because it would block the only entrance to the yard.
- The basement has no outside exit. Storage is limited.
- The area on the left side has space for the shed - it would be along the pool pump area & deck.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Kimberly Morsberger (Signature)

Kimberly Morsberger (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 29th day of August, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly Morsberger

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her then knowledge and belief.

AS WITNESS my hand and Notarial Seal

July 31, 1996

Barbara A. Vanhook (Signature)

My Commission Expires April 1, 1999

Zoning Description for 1919 Putty Hill Road

Beginning at a point on the south side of Putty Hill Road which is 36 feet wide at the distance of 294 feet east of the nearest intersecting street which is Perring Parkway. Being Lot # 2, Resubdivision of Part of Lot 101, in the subdivision of Hillendale Farms as recorded in Baltimore County Plat Book E.H.K. Jr. #48, Folio # 74, containing .16 acres. Also known as 1919 Putty Hill Road and located in the 9th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 97-45-A
Towson, Maryland

District 9th Date of Posting 8/29/96

Posted for: Kimberly Morsberger

Petitioner: Kimberly Morsberger

Location of property: 1919 Putty Hill Ave

Location of Sign: Along the side of property being posted

Remarks: None

Posted by: LES Date of return: 8/29/96

Number of Signs: 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-45-A (Item 53)
1919 Putty Hill Avenue
S/S Putty Hill Avenue, 294' W of Perring Parkway
9th Election District - 4th Councilmanic
Legal Owner(s): Kimberly Morsberger

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 11, 1996. The closing date (August 26, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jahn (Signature)

Arnold Jahn
Director

cc: Kimberly Morsberger

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1996

Ms. Kimberly Morsberger
1919 Putty Hill Avenue
Baltimore, MD 21234

RE: Item No.: 53
Case No.: 97-45-A
Petitioner: Kimberly Morsberger

Dear Ms. Morsberger:

The Zoning Advisory Committee (ZAC), which consists of representa-
tives from Baltimore County approval agencies, has reviewed the plans
submitted with the above referenced petition, which was accepted for
processing by Permits and Development Management (PDM), Zoning Review, on
August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or
request information on your petition are attached. These comments are not
intended to indicate the appropriateness of the zoning action requested,
but to assure that all parties (zoning commissioner, attorney, petitioner,
etc.) are made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case. Only those comments
that are informative will be forwarded to you; those that are not
informative will be placed in the permanent case file.

If you need further information or have any questions regarding these
comments, please do not hesitate to contact the commenting agency or
Roslyn Bubanks in the zoning office (987-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/ro
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52,
53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 96

DATE: Aug 13, 1996

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s: 43 52
44 53
45 54
47
48
49
50
51

RBS:sp
BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 8, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 47, 49, 50, 51, and 53

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Cary L. Kenna

PK/JL

ITEM#9/PZUNE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 16, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for August 19, 1996
Item Nos. 043, 045, 046, 047, 050,
051, and 053

The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1919 Putty Hill Rd

Subdivision name: Hillendale Farms

plat book 28 folio 24, lots 2 sections 2

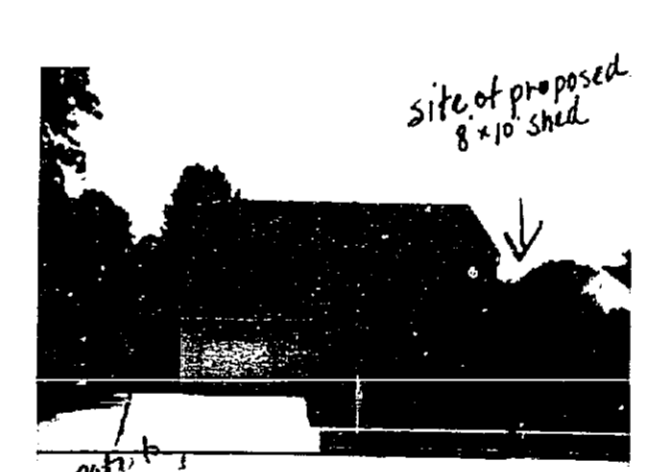
OWNER: Kimberly Morsberger

97-45-A

Scale: 1" = 50'

LOCATION INFORMATION	
Election District:	9th
Councilmanic District:	4th
1"=200' scale map:	NE 9C
Zoning:	DR 5.5
Lot size:	6969.6 square feet
SEWER:	<input checked="" type="checkbox"/>
WATER:	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>
Prior Zoning Hearings:	None
Zoning Office USE ONLY!	
reviewed by:	ITEM #: 53

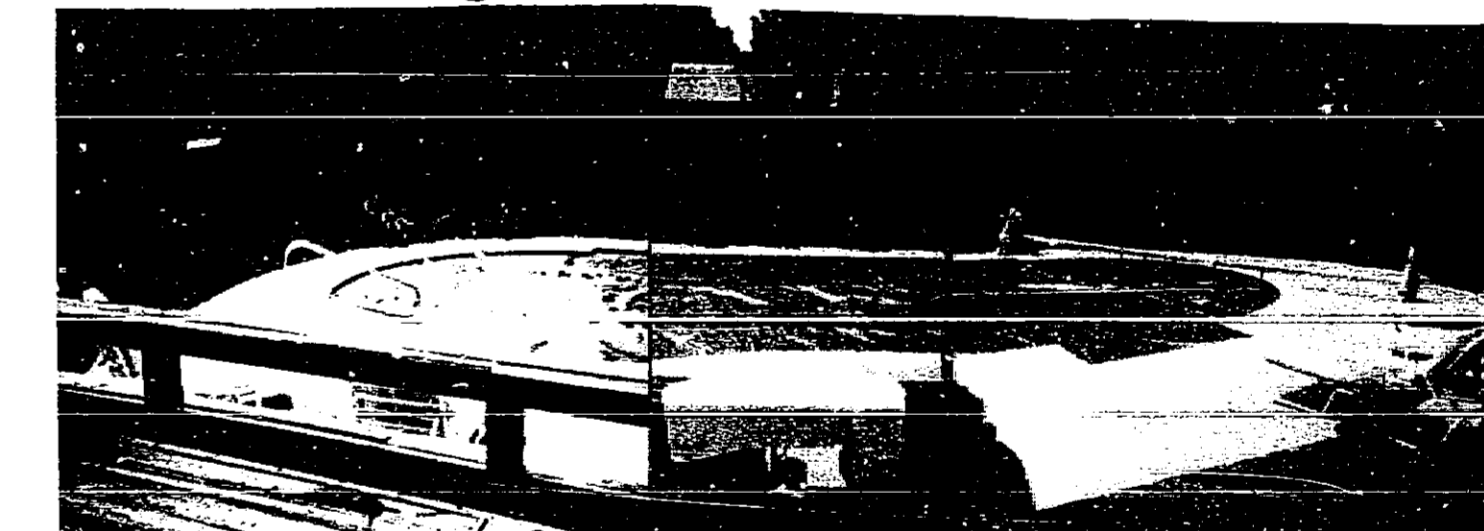
Property 1919 Putty Hill Road pg 1 of 2



View from a distance showing neighboring house on only one side (1917 Putty Hill Rd)



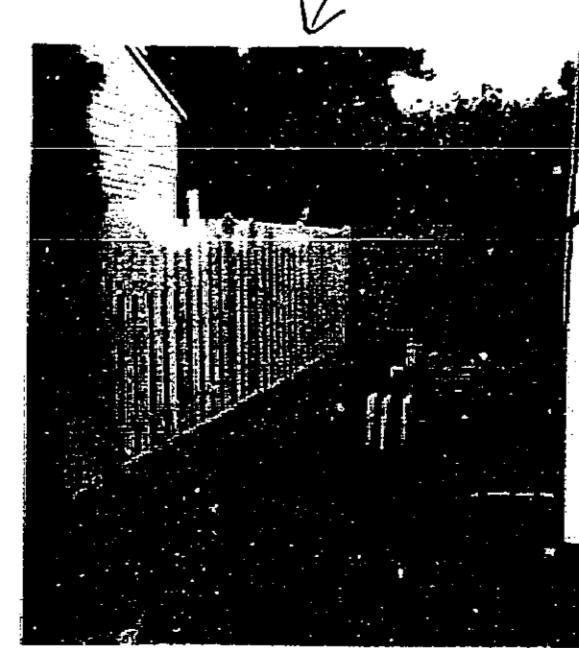
BACK YARD - VIEW FROM BACK DOOR



VIEW FROM BACK OF YARD



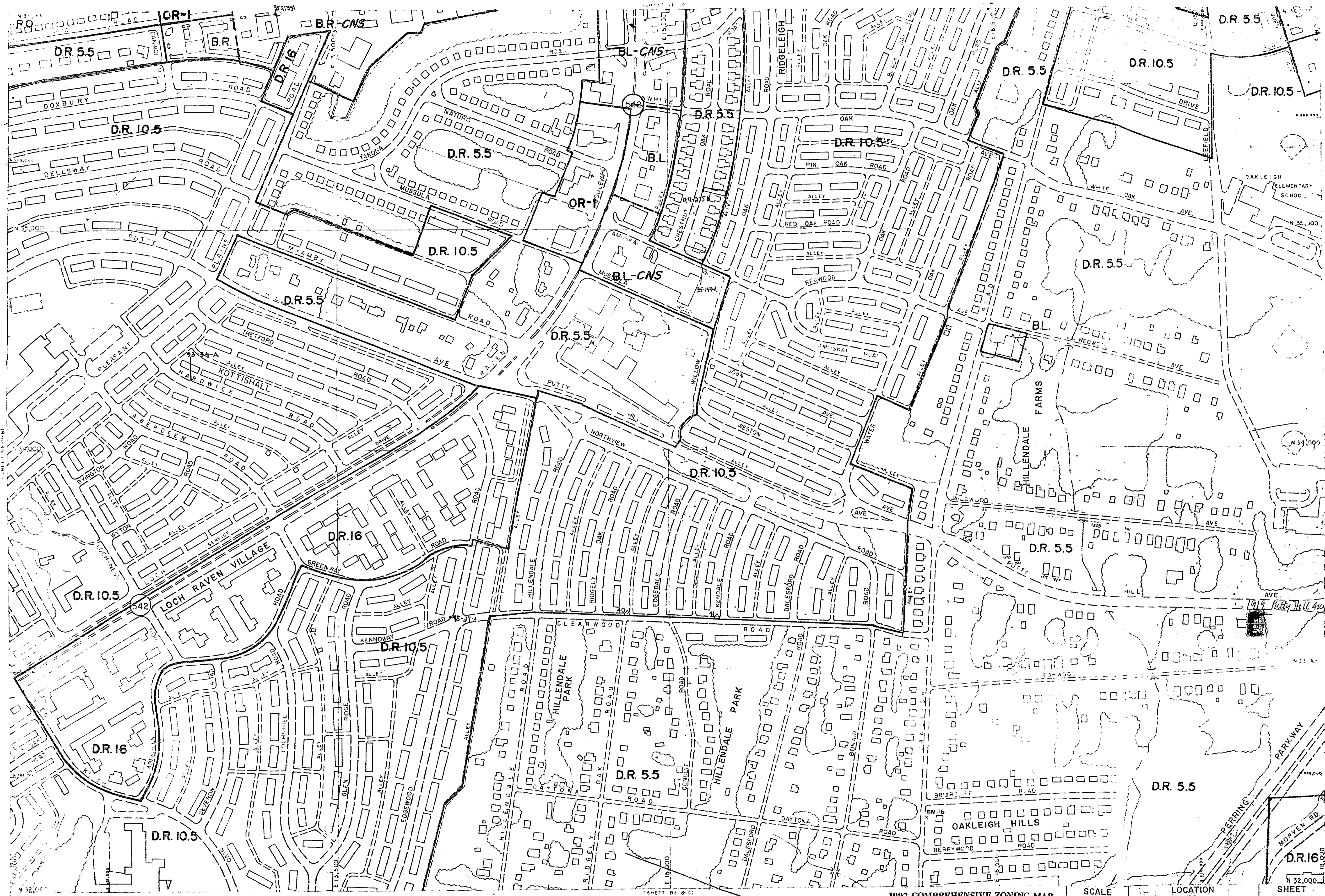
Left Side of Back Yard



Proposed Site of 8x10 Shed Between - pump + fence. This Area is about 10x16' and would allow plenty of room. Backlot shed to set back 5' from fence that parallels Putty Hill Rd.

Rt side Entrance to yard





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William Howard
Chairman, County Council

SCALE
1" = 200'

LOCATION

SHEET

9-C

97-45-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
HARTSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BAYNESVILLE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	LOCHRAVEN VILLAGE	9-C

1914
Kitty
Hall
Ave

97-45-A